

A-6063

Special Permit

Install a handrail alongside a private walkway and
steps located in the Magnolia Parkway public
right-of-way.

Mr. & Mrs. Peter Keisler
20 Magnolia Parkway

20 Magnolia Parkway



Figure 1: View of 20 Magnolia Parkway. The proposed handrail would be located alongside the south (left) side of the stairs between the lower and upper walkways.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 9th day of January, 2012 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6063
MR. & MRS. PETER KEISLER
20 MAGNOLIA PARKWAY
CHEVY CHASE, MARYLAND 20815**

The applicants seek a special permit from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to install a handrail alongside a private walkway and stairs located in the Magnolia Parkway public right-of-way.

The Chevy Chase Village Code § 8-31 (c) states:

Except as provided in Section 8-31(b), no structures, play equipment, fence, wall, tree, hedge or shrubbery or any other growth shall be permitted on public property devoted to private use without a special permit from the Board of Managers.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 30th day of December, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 20 Magnolia Parkway - Chevy Chase - MD 20815	
Describe the Proposed Project: 1. Add a wrought iron railing on the left side of the steps from the street to the sidewalk. 2. Add (3) path lights at one side of the front steps.	
Applicant Name(s) (List all property owners): Peter and Susan Keisler	
Daytime telephone: 301-320-4490	Cell: 301-641-6618
E-mail: suekeisler@gmail.com	
Address (if different from property address): Same	
<i>For Village staff use:</i> Date this form received: 12/21/11 Special Permit No: A-6063	

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed *Chevy Chase Village Application for a Special Permit* (this form)
- ☒ Completed *Chevy Chase Village Building Permit Application*
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Susan G Keisler

Date: 12/21/2011

Applicant's Signature: _____

Date: _____

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

see additional page

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

see additional page

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: <i>previously assessed</i>	Date Paid: Staff Signature: <i>M. Stanton</i>

Describe the basis for the special permit request

12/21/11

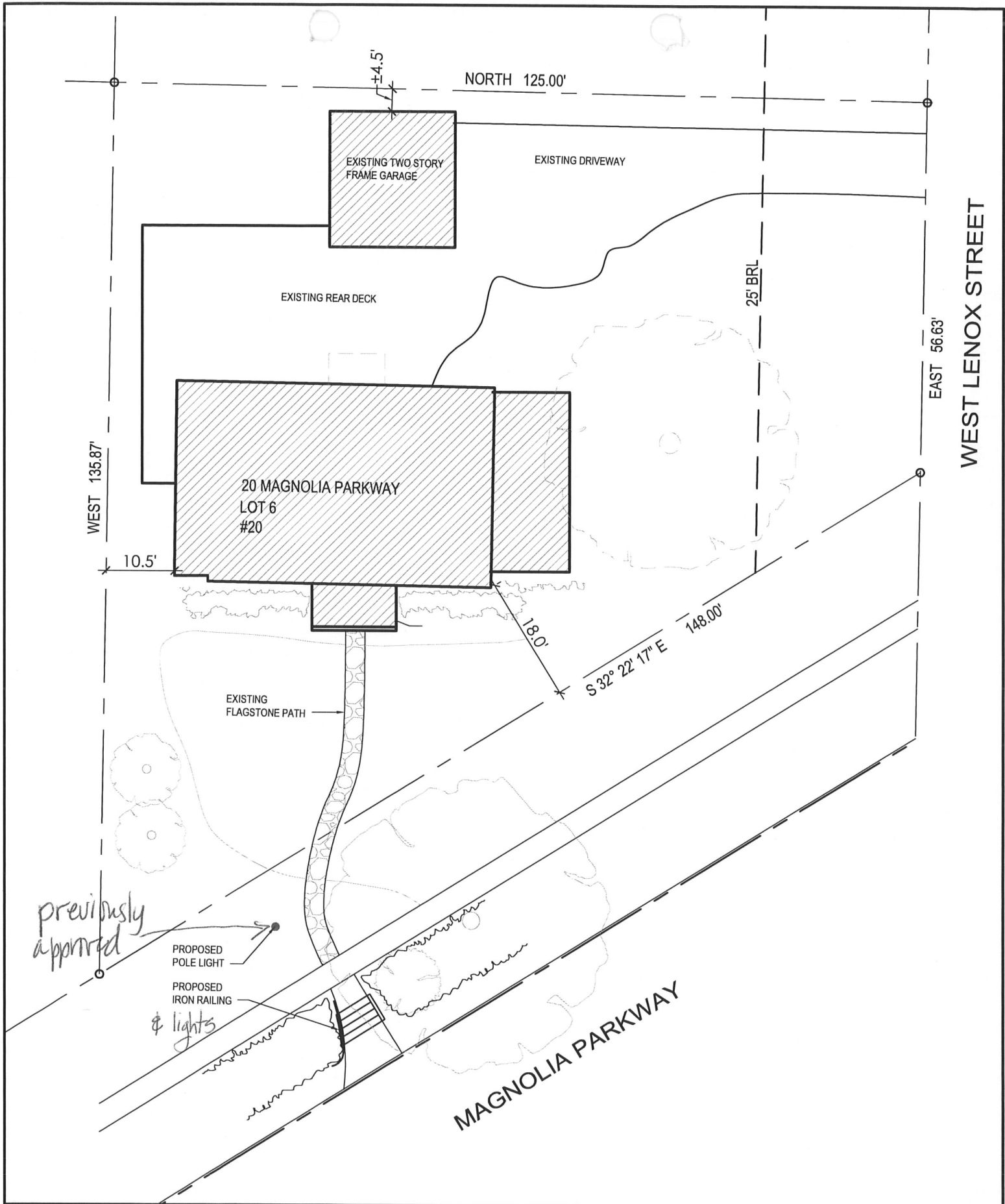
Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare of the reasonable use of adjoining properties:

The proposed wrought iron railing and path lights on the left side of the front steps from the street to the sidewalk will not adversely affect the public health, safety or welfare of the adjoining properties. On the contrary, the proposed requests will benefit not only the owners of 20 Magnolia Parkway but all the pedestrians walking pass this house. Now, the steps are not well lit by street lights and the stairs have five risers with any vertical support. There is only one street light to the property's left and it does not provide much illumination to the sidewalk or yard path, and to the right you have to turn onto West Lenox before you find the next lights.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Building and Building Regulations*:

The proposed railing and path lights will be maintained by the property owner. Neither the proposed path lights nor the railing will obstruct the view of pedestrians or vehicular traffic from the street.

The railing and lights are within the character of the village.



20 MAGNOLIA PARKWAY

SITE PLAN - LARGE SCALE

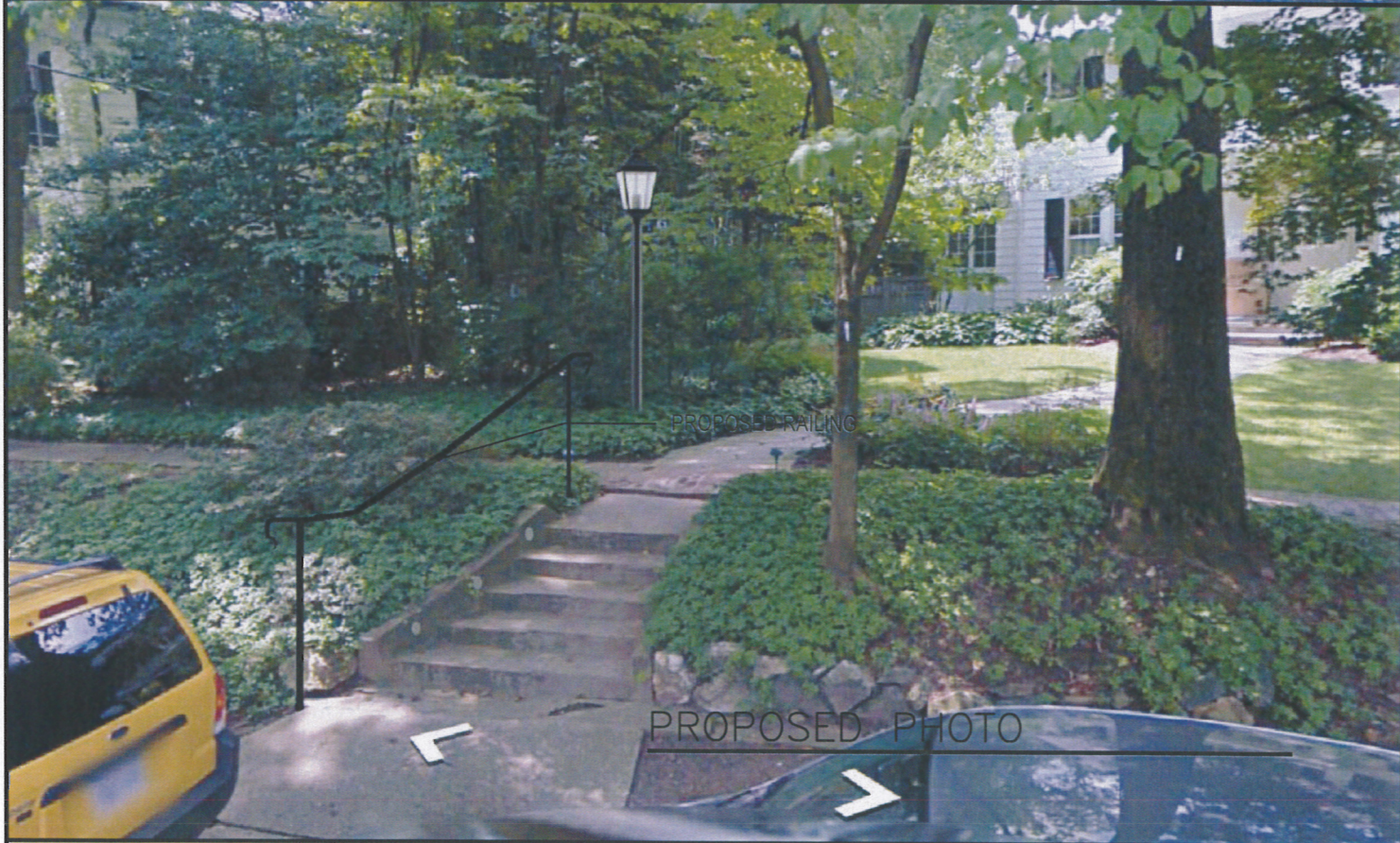
02

SCALE: NTS

DATE: 10-24-11



EXISTING PHOTO



PROPOSED RAILING

PROPOSED PHOTO



20 MAGNOLIA PARKWAY

STEP AND POLE LIGHT

08

SCALE: NTS

DATE: 12-14-11



EXAMPLE OF FREE STANDING
WROUGHT IRON RAILING



EXAMPLE OF WROUGHT IRON
RAILING WITH SWEPT END AND
LAMBS TONGUE. SIMILAR DETAILS
TO THE PROPOSED RAILING.



20 MAGNOLIA PARKWAY

RAILING EXAMPLE PHOTOS

11

SCALE: NTS

DATE: 10-19-11